

Broker Co-op
Offered!

9038 Courtside Lane

Powell, Ohio 43065

Seldom Seen Acres



Looking for a free standing home in Seldom Seen Acres? This lovely Epcon built "Portico" ranch floorplan offers 2 bedrooms, den, 2 full bathrooms, screened porch, private fenced courtyard and 2.5 car garage! Fabulous location with easy access to area shopping, restaurants, golf, Columbus Zoo and quaint Downtown Powell!

Enjoy engineered hardwood flooring in the kitchen, den, living and dining rooms and newer neutral carpet in the bedrooms. Additional upgrades include custom window treatments, transom windows, lever style door handles, upgraded trim package and baseboards, tray ceilings and crown molding with an open concept floor plan – this beautifully maintained home is a must see!

The well appointed kitchen features staggered soft white cabinetry, tray ceiling, canned lights, under cabinet lighting, tile backsplash, newer granite tops, pantry closet, newer faucet and double bowl undermount SS sink, large island with storage, custom pendant lights and breakfast counter seating. The stainless steel appliances include gas range, built-in microwave, newer dishwasher and counter depth side by side fridge with door features and bottom drawer freezer.

Primary bedroom suite features tray ceiling, sliding doors to screened porch with pond views, large walk-in closet with Elfa system, ensuite full bathroom with raised double sink vanity with newer granite tops, high-rise toilet, framed mirrors, tile floor, custom light fixtures and tiled L-shaped step-in shower.

The living room centers around a gas log fireplace with tile hearth and surround, mantel, transom windows on both sides, ceiling fan plus large windows overlooking your private courtyard. The dining room is adjacent and offers tray ceiling, custom chandelier and sliding glass doors to access the courtyard. Across from the dining room is the den/office with skylight, lighted fandelier, crown molding and glass inset double entry doors.

Kitchen



Kitchen



Living Room



Dining Room

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Details of 9038 Courtside Lane

- Epcon free-standing "Portico" home
- Community: Seldom Seen Acres
- Ranch floorplan with 2 bedrooms, den, screened porch, 2 full baths and 2.5 car garage with attic storage
- Primary bedroom with tray ceiling, lighted ceiling fan, newer carpet, walk-in closet w/built-ins, ensuite full bath w/double sink granite vanity, tile floor, framed mirrors, high-rise toilet and L-shaped step-in shower
- Guest bedroom offers newer carpet and lighted ceiling fan and is steps from guest bath with tub/shower combo, granite counter, high-rise elongated toilet, newer faucet & sink, canned lights, tile floor & linen closet
- Cook's kitchen with staggered soft white cabinets, newer granite tops, tile backsplash, large pantry closet, under cabinet lighting, canned lights, tray ceiling, SS appliances including gas range, built-in microwave, side by side fridge w/bottom drawer freezer and newer dishwasher
- Large island with newer SS sink and faucet, storage, breakfast bar seating and pendant lights

- Features include custom window treatments, custom light fixtures, upgraded trim package, transom windows and crown molding
- The screened porch off the primary bedrm offers pond views & access to the fenced courtyard with patio, water feature and professional landscaping
- Laundry room offers tile flooring and added shelving
- 2.5 car attached garage with keypad entry and Elfa storage system
- Covered front porch with full view storm door, tiled foyer & guest closet
- Gated community with clubhouse, fitness center, pool and irrigation
- Delaware County; Olentangy Schools
- Square footage: 1,776 per builder
- Year built: 2012
- \$430/month HOA fee
- 2024 Property Taxes: \$6,600
- Reserve Contribution fee \$860
- \$395 HOA transfer fees
- MLS# 225035846

Offered at \$479,900
Information is deemed to be reliable
but not guaranteed



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